

# UNOFFICIAL COPY

## Quit Claim Deed TENANCY BY THE ENTIRETY Statutory (ILLINOIS)



Doc# 1725529086 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/12/2017 12:22 PM PG: 1 OF 5

Above Space for Recorder's Use Only

The GRANTORS, **VASILIOS SOUROUTIS and GEORGIA SOUROUTIS**, husband and wife, of 4190 Ludington Court, Hoffman Estates, Illinois 60193, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is duly acknowledged, hereby conveys and **QUIT CLAIMS AN UNDIVIDED FIFTY PERCENT (50%) INTEREST** to **VASILIOS K. SOUROUTIS AS TRUSTEE OF THE VASILIOS K. SOUROUTIS TRUST DATED AUGUST 29, 2017**, of 4190 Ludington Court, Hoffman Estates, Illinois 60193, of which he is the sole trustee and the sole primary beneficiary, and to each and every successor or successors in trust under said trust agreement (hereinafter referred to as "said trustee", regardless of the number of trustees), and **AN UNDIVIDED FIFTY PERCENT (50%) INTEREST** to **GEORGIA SOUROUTIS AS TRUSTEE OF THE GEORGIA SOUROUTIS TRUST DATED AUGUST 29, 2017**, of 4190 Ludington Court, Hoffman Estates, Illinois 60193, of which she is the sole trustee and the sole primary beneficiary, and to each and every successor or successors in trust under said trust agreement (hereinafter referred to as "said trustee", regardless of the number of trustees), **SAID INTERESTS OF SAID HUSBAND AND WIFE TO THE HOMESTEAD PROPERTY TO BE HELD AS TENANTS BY THE ENTIRETY**, the following described real estate situated in the County of COOK, State of Illinois, to wit:

**LEGAL DESCRIPTION IS ATTACHED AS EXHIBIT A**

PIN: 02-19-424-014-0000

c/k/a: 4190 Ludington Court, Hoffman Estates, Illinois 60193

**EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) 35 ILCS 200/31-45,  
PROPERTY TAX CODE AND COOK COUNTY ORDINANCE 93-0-28 PAR 4.**

8/29/17 Georgia SouROUTIS  
Date Grantor, Grantee or Representative

### REAL ESTATE TRANSFER TAX

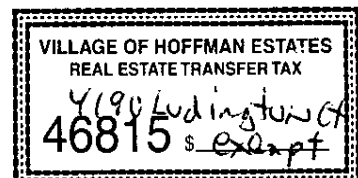
12-Sep-2017



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

02-19-424-014-0000

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**TO HAVE AND TO HOLD** the said real estate with the appurtenances, upon the trusts and for the uses and purposes herein and in said Trust Agreements set forth.

Full power and authority is hereby granted to said Trustees to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to see, to grant options to purchase, to sell on any terms to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustees, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to leases and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other consideration as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustees, or any successors in trust, in relations to said renewal estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustees, or any successors in trust, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustees, or be obliged or privileged to inquire into any of the terms of said Trust Agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustees, or any successors in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said County) relying upon or claiming under any such conveyance lease or other instrument, (a) That at the time of delivery thereof of the trusts created by this indenture and by said Trust Agreements was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in this Indenture and in said Trust Agreements or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustees, or any successors in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers authorities, duties and obligations of its, his or their predecessor in trust.

And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

**IN WITNESS WHEREOF**, the Grantors aforesaid have hereunto set their hands and seals this 29th day of August, 2017.

  
 VASILIOS SOUROUNIS

  
 GEORGIA SOUROUNIS



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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 14 IN BLOCK 10 IN WESTBURY UNIT NUMBER 4, BEING A SUBDIVISION OF ALL THOSE LOTS AND STREETS VACATED PER DOCUMENT NO. 22650177, LYING SOUTH OF FREEMAN ROAD, IN HOWIE IN THE HILLS UNIT THREE, A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 19, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

c/k/a: 4190 Ludington Court, Hoffman Estates, Illinois 60193

PIN: 02-19-424-014-0000

COOK COUNTY  
RECORDER OF DEEDS

Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

The GRANTOR or his/her Agent affirms that, to the best of his/her knowledge, the name of the GRANTEE shown on the Deed or Assignment of Beneficial Interest (ABI) in a Land Trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: August 29, 2017

Signature: *George Soursund*  
GRANTOR or AGENT

SUBSCRIBED and SWORN to  
before me by the said GRANTOR on  
this 29th day of August, 2017

*Stacey J. Miles*  
Notary Public



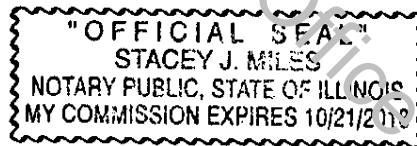
The GRANTEE or his/her Agent affirms and verifies that the name of the GRANTEE shown on the Deed or Assignment of Beneficial Interest (ABI) in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: August 29, 2017

Signature: *Wade & Soursund*  
GRANTEE or AGENT

SUBSCRIBED and SWORN to  
before me by the said GRANTEE on  
this 29th day of August, 2017

*Stacey J. Miles*  
Notary Public



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR** for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois, if exempt under the provisions of **SECTION 4** of the **Illinois Real Estate Transfer Tax Act: (35 ILCS 200/Art.31)**)